



- Integration of the Fergus Creek Integrated Storm water Management Plan into NCP#2. This included detailing the location, implementation, financing and phasing of the proposed Multi-Use Corridors;
- Completion of the technical feasibility study related to the implementation of geo-exchange cooling/heating systems;
- At the request of area residents in the vicinity of Edgewood Drive, a consideration of the potential for alternate housing forms that respect the proposed density range (6 to 10 units per acre);
- The use of the City-owned land on 24 Avenue (south of the existing Metro Vancouver reservoir and City pumping station) for City utility maintenance and materials storage, including appropriate access and buffering from adjacent residential uses; and
- The integration of NCP#2 with adjacent land uses and road networks, including the Highway 99 Corridor Plan's proposed alignment of Croydon Drive and the Pioneer Greenway, as well as the proposed 20 Avenue overpass.

Most of the above-noted items have been completed. A summary and status of the issues to be resolved as part of Stage 2 completion is attached as Appendix II to this report.

The main issues that remain to be resolved to finalize Stage 2 of the NCP#2 Plan are:

- resolution of the 20 Avenue overpass; and
- resolution to the Croydon Drive alignment.

In parallel with the analysis of the Croydon Drive alignment, staff is also examining the future 164 Street alignment within the NCP area.

A decision on the 20 Avenue overpass at Highway 99 and the alignment for each of Croydon Drive and 164 Street are required before the financial component of the Stage 2 Plan can be completed.

## **DISCUSSION**

Staff have continued to meet with the NCP #2 Community Advisory Committee ("CAC") to work toward the resolution of all outstanding issues related to the finalization of the Plan. The following provides a status report of the outstanding items that have lead to a revised timeline for completion of the Stage 2 component for NCP#2.

### **The 20 Avenue Overpass**

During the NCP#2 process a concurrent, but independently commissioned South Surrey Transportation modelling exercise was undertaken based on future build-out of South Surrey to the year 2031. Modelling results indicate that even with the widening of both 24 Avenue and 16 Avenue to six lanes, there will be insufficient capacity for the high level of demand associated with densification of South Surrey, in particular the Grandview Heights area. With two major population centres on either side of Highway 99, east/west capacity across the Highway is critical.

In assessing viable alternatives to meet the demand, it was determined that an overpass on the 20 Avenue alignment across Highway 99 will act to reduce the traffic volumes on 24 Avenue and 16 Avenue to reasonable levels.

A public open house was held on September 29, 2009, to present the 20 Avenue overpass concept to the public. Surveys at the open house and on the City's web site were undertaken to assess the level of public support and concerns related to the proposed overpass. Results from the public open house indicate a majority of support for the overpass; however, as with any new road connection, some residents are opposed. Staff is continuing to assess the results of the surveys and will be discussing the project with the Transportation Advisory Committee at the end of October 2009.

### **Croydon Drive/164 Street**

The original Highway 99 Land Use Plan had Croydon Drive intersect 20 Avenue immediately east of Highway 99, some distance west of 164 Street. Since then, traffic modelling has identified the need for 20 Avenue to continue across Highway 99 to address east/west traffic demand in South Surrey and create community connectivity. The public open house held on September 29, 2009 also addressed a realignment of Croydon Drive to provide a safe "at grade" intersection of Croydon Drive and 20 Avenue. If the proposed 20 Avenue overpass of Highway 99 is constructed, the Stage 1 (NCP #2) identified a recommended alignment for 164 Street and Croydon Drive, which considered grades, sight lines, environmental impacts and costs.

Prospective developers of lands in the area requested that the City consider alternate alignments for each of Croydon Drive and 164 Street, which they judged as improving the developability of their land holdings. Information and evaluations of these proposals and other options were presented to the Transportation Advisory Committee in July, 2009. The Committee requested a more detailed evaluation of all possible alignment options, taking into account costs, environmental constraints, land use considerations in both the Highway 99 Corridor NCP and the Grandview Heights NCP#2 area and road design requirements. Alignment options for Croydon Drive on both the east and west sides of the BC Hydro corridor are being assessed, some of which could have an impact on Grandview Heights NCP#2. This review also includes potential alignments for 164 Street within this area. This review is expected to be completed by mid-October followed by a presentation to the Transportation Advisory Committee at the end of October 2009.

### **Projected NCP#2 Plan Completion Dates**

If it is determined that the 164 Street and Croydon Drive alignments will remain on the west side of the Hydro Corridor, and the 20 Avenue/Highway 99 overpass is acceptable, NCP #2 will be completed in the next four months.

If the review results in a recommendation that Croydon Drive be located to the east of the Hydro Corridor, in the western edge of NCP #2 area, then a review of the Stage 1 land uses in the area adjacent to the relocated Croydon Drive will be required. This review and the associated public consultation will extend the projected Plan completion date by six to eight months.

## Use of the City Owned Lands on 24 Avenue

In May 2005, the City sold its interest in the land where the City utility maintenance and materials storage was formerly located to the group that was assembling land for a Commercial development on 24 Avenue. As such, a new City works yard site needed to be found. A review of options established that a new City utility maintenance and materials storage could be located immediately adjacent to the Metro Vancouver water reservoir on the south side of 24 Avenue and 167 Street. This site is currently under a Development Permit Application (No. 7908-0168-00) for the works site. The site layout, buffering and landscaping, and building design for a City Works depot were presented to the CAC at a meeting in June 2009. The City has been meeting with residents to address specific concerns and will be holding a public information meeting to present final plans. Any concerns that arise will be handled as part of the development application approval process and will not impact completion of NCP#2.

## CONCLUSION

It is recommended that Council receive this report as information and direct staff to forward a copy of this report to the members of the Grandview Heights NCP#2 CAC.

*Original signed by*  
Vincent Lalonde, P.Eng.  
General Manager, Engineering

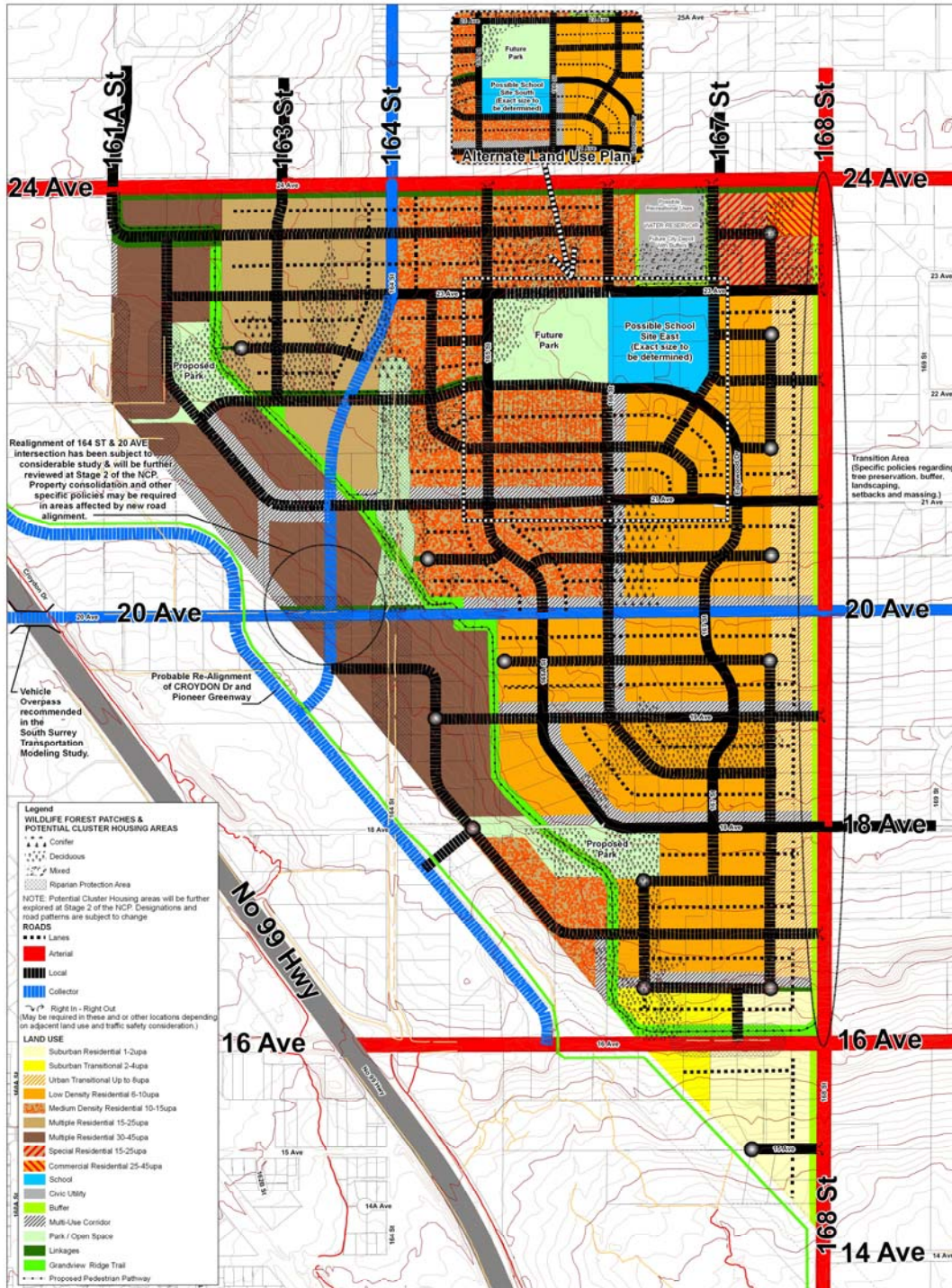
*Original signed by*  
Jean Lamontagne  
General Manager,  
Planning and Development

PH/JB/RD/saw

### Attachments:

Appendix I Grandview Heights NCP#2 Stage 1 Land Use Plan

Appendix II Summary and Status of Issues to be Resolved for Stage 2 Completion



**Grandview Heights NCP Area #2**  
**Stage 1 Land Use Concept**  
 City of Surrey Planning & Development Department

Last Revision: June 11, 2007

**NOTE: Multi-Use Corridor locations and dimensions are preliminary and will be finalized at Stage 2 of the NCP.**

**NOTE: This Land Use Map is for discussion purposes only.**



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## Appendix II

Issue to be resolved during Stage 2	Status
<ul style="list-style-type: none"> <li>Place making guidelines with the Project for Public Spaces consultants.</li> </ul>	<p><b>Completed</b> PPS has completed a review and made recommendations on the NCP Design Guidelines. The Design Guidelines have been updated based on the recommendations.</p>
<ul style="list-style-type: none"> <li>The use of Cluster Housing as a means to retain some of the wildlife forest patches.</li> </ul>	<p><b>Completed</b> Fadum &amp; Associates completed a detailed Tree Study for the NCP area; staff have finalized cluster designations on the land use plan based on the study findings.</p>
<ul style="list-style-type: none"> <li>A pedestrian/bicycle plan to show the location and widths of the paths.</li> </ul>	<p><b>Completed</b> Locations and widths of the bicycle and pedestrian paths have been finalized.</p>
<ul style="list-style-type: none"> <li>Integration of the Fergus Creek ISMP, as well as location, implementation, financing and phasing of the proposed Multi-Use Corridors.</li> </ul>	<p><b>Completed</b> Details and locations of the Multi-Use corridors have been finalized. Three types of drainage corridors will be used in the NCP area. The corridors will be secured through road dedication.</p>
<ul style="list-style-type: none"> <li>The technical feasibility study related to the implementation of geo-exchange cooling/heating systems.</li> </ul>	<p><b>Completed</b> Consultants from Hemmera have completed a report on the feasibility of geo-exchange cooling and heating systems. Findings have been incorporated into the NCP document.</p>
<ul style="list-style-type: none"> <li>At the request of area residents in the vicinity of Edgewood Drive, a consideration of the potential for alternate housing forms that respect the proposed density range (6 to 10 units per acre).</li> </ul>	<p><b>Completed</b> Options were explored with the CAC. Alternate forms were not deemed appropriate.</p>
<ul style="list-style-type: none"> <li>The use of the City-owned land on 24 Avenue (south of the existing Metro Vancouver reservoir and City pumping station) for City utility maintenance and materials storage purposes, including appropriate access and buffering from adjacent residential uses.</li> </ul>	<p><b>Underway</b> The site is currently under a Development Application (7908-0168-00). Details on the buffering and site design were presented at the June 2009 CAC meeting. The City is continuing to meet with residents to address concerns.</p>
<ul style="list-style-type: none"> <li>The integration of NCP #2 with adjacent land uses and road networks, including the Highway 99 Corridor Plan's proposed alignment of Croydon Drive and the Pioneer Greenway, as well as the proposed 20<sup>th</sup> Avenue overpass.</li> </ul>	<p><b>Underway</b> Public Open house for the 20<sup>th</sup> Avenue was held on September 29, 2009. Results are being tabulated. Croydon Drive alignments are being presented to the Transportation Committee at the October 2009 meeting.</p>